

**3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION
ANNUAL MEMBERSHIP MEETING MINUTES- JULY 18, 2026**

1. CALL TO ORDER

By: Lynn Mattingly, President Where: Palominas Fire District Training Center Date: July 18, 2026 Time: 0930 AM

2. BOARD QUORUM/INTRODUCTIONS

Section	Representative	Directors Present	Directors Absent
19	Jill Watermann		x
20E	Will Platt	x	
20W	Lynn Mattingly (P)	x	
21	Philip Isaacson	x	
22	Mike Jones	x	
23	Mike Needham	x	
24	Ben Tyler (VP)	x	
26	JoAnne Ehasz	x	
27	Jack Bender	x	
28	Stacy Smith (Sec)	x	
29	Dean Frazeur	x	

(P) President; (VP) Vice President; (Sec) Secretary

3. MEETING GROUND RULES

- a) An Open Call to Members & Member feedback prior to board vote is limited to 3-minutes per topic.
- b) Per the Arizona Revised Statutes, board discussion & actions are limited to the published agenda.

4. OPEN CALL TO MEMBERS

Comments from members – note that board discussion & actions are limited to the published agenda (per Arizona Revised Statutes).

- Comments provided by Robert Maloney, Realtor re: sales opportunities, CCR's and Bylaws
- Comments provided by Bill Nichols re: CCR's and Bylaws

5. CLOSE OF VOTING

Voting Committee: Jerilee Mattingly & JoAnne Ehasz

6. BY-LAWS AMENDMENT ELECTION RESULTS

Total votes cast: 2387

Total memberships/votes: 12,331

Percent of votes cast: 23.67 (10% quorum required)

Percent for: 76.1%. (80% required for approval)

Percent against: 23.9%

BYLAW AMENDMENT DID NOT PASS

7. DIRECTOR ELECTION RESULTS- EVEN # SECTIONS

Total votes cast: 2,919

Percent of votes cast: 23.67% (10% quorum required)

- a. 20E: Will Platt**
- b. 20 W: Lynn Mattingly**
- c. 22: Mike Jones**
- d. 24: Sorrel Cooper**
- e. 26: JoAnne Ehasz**

8. OPEN CALL TO MEMBERS

9. FUTURE CONSIDERATION

10. ADJOURNMENT: Lynn Mattingly, President 0947

Stacy Smith, Secretary

Date: 21 July 2026